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**CITY OF MILTON-FREEWATER GOVERNING BODY**

Damien Reino At Large, Position 1  
Steve Irving - Council President At Large, Position 2  
Wes Koklich At Large, Position 3

Lewis S. Key Mayor  
John Lyon Ward 1  
Bradley J. Humbert Ward 2  
Jose Garcia Ward 3

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**CITY OF MILTON-FREEWATER  
CITY COUNCIL MINUTES**

**September 12, 2022**

The Council of the City of Milton-Freewater met in regular session on September 12, 2022 in the Albee Room of the City Library, 8 SW 8<sup>th</sup> Avenue at 7:00 p.m.

The following members were present: Mayor Lewis Key, Councilors Brad Humbert, Steve Irving, Jose Garcia, Damien Reino, Wes Koklich and John Lyon.

Staff members present were: City Manager Linda Hall, City Recorder Leanne Steadman, Public Works Superintendent Brian Steadman, Police Sergeant Joe Shurtz, Police Officers Danny Lackey, Anthony Martinez, Dylan Garcia, Jesse Myer, Greg Bunker, Code Enforcement Officer Jason Schaffner, Conservation Specialist Ryan Westman and Court Clerk Tracy Legore.

Guests and citizens present were: Kenneth Jenkins, Paul Seaquist, Tamara Seaquist, Gail Beeson, Mike Beeson, Sheila Hagar, John West and Gordan Hall.

Representing the news media was: Sherrie Widmer of the Valley Herald.

**CONSENT CALENDAR ITEMS:**

The consent calendar items consisted of:

- Council minutes from August 8, 2022
- Accounts Payable August 3, 2022 – August 16, 2022
- Accounts Payable August 17, 2022 – September 7, 2022
- Liquor license application for Walla Walla Cheese Company

Councilor Irving motioned to approve all items on the Consent Calendar. Councilor Reino seconded the motion which passed unanimously.

**BUSINESS ITEMS:****AWARD TO WIDNER ELECTRIC FOR EMERGENCY REPAIR TO WELL #3**

Public Works Superintendent Brian Steadman stated that well #3, located behind the old PGG Building on NE 3<sup>rd</sup>, was in need of emergency repairs. Widner Electric pulled the motor, column, shaft, tube and pump for inspection after motor failure. It was determined that 220 feet of column, tubing and shaft need to be replaced along with the motor. Mr. Steadman stated the motor is 29 years old. Doyle Electric was approved in May 2022 to supply new electrical drive for the well and that will be installed after the well is put back together. Due to the unexpected failure of the well equipment, the well repairs were not budgeted for in this fiscal budget but can be funded from the water capital budget due to the critical need to have all three north water system wells operational to serve the community's water demands.

Councilor Lyon motioned to approve Widner Electric and Industrial Inc. to replace motor, and other parts needed for a total maximum amount of \$70,674.48 as part of emergency repair work. Councilor Humbert seconded the motion which passed unanimously.

### **BID AWARD FOR CONSTRUCTION OF NEW POLICE STATION**

City Manager Linda Hall stated for over 50 years, the City of Milton-Freewater's police department has been headquartered in the maze-like cramped portion of the basement of City Hall. For many decades, it has been a goal of the City Council to find a way to build a new, modernized, healthier, safer working space for the police department. In 2021, the Council directed staff to seek a general obligation bond for \$7.7 million, which was an estimate at the time, to finance a new Police Department and Dispatch Center. The bond measure passed by a large margin. The bonds were sold August 31, 2021 and the city received a favorable price and interest rates for the Bond. Once the bonds were sold, the design phase for the project began. This phase has taken over a year. She stated there is a lot to be considered in the design of a building that will be used 24/7, 365 days a year and that houses law enforcement officials, emergency 911 dispatch centers, and has storage for major crime evidence. Manager Hall expressed another challenge to the project being that it will be located on a piece of property that the city purchased approximately 20 years ago with this project in mind. The design and construction estimates were completed in July of 2022 and the project was put out to bid on July 18, 2022 and bids were due and opened, read aloud on August 18, 2022. There were three general contractors that bid; (1) Wellens General Contractors, Inc. for a bid of \$9,543,000 along with alternate #1 at \$115,000 and alternate #2 at (minus) \$36,000; (2) Kirby Nagelhout Construction for a bid of \$8,736,000 along with alternate #1 at \$118,000 and alternate #2 at (minus) \$19,000 and (3) S & K Mountain Construction, Inc. for a bid of \$8,240,000 along with alternate #1 at \$130,000 and alternate #2 at (minus) \$175,000. Manager Hall stated that the low bidder of \$8,240,000 was over the General Obligation Bond amount by \$540,000. She said being over the estimate was not necessarily surprising with labor and supply chain shortages and cost of material increases. Manager Hall wrote a grant this spring to the legislation which was presented by House Representative Greg Smith to the House where it was passed into law in the form of House Bill 5202, this will bring an additional amount of funding to make sure the project is viable. The first bid alternate is additional attributes added to the radio system above and beyond the necessary and required aspects of the radio system and the second bid alternate is the allowance for a change to the type of glazing to the glass on the windows of the building. Manager Hall then provided some background and previous projects completed by the low bidder, S & K Mountain Construction Inc.

Paul Seaquist- 684 College – said he believed the proposed lot for the new police station was too small and suggested the vacant Baker Boyer Building on North Columbia.

Manager Hall stated the Baker Boyer Building site was a beautiful site but that she received information from the City Attorney and it was opined that if the project location was different than advertised, it would result in a change in the scope of the project. Attorney's advice was to award the bid as advertised and as bid, or re-bid the project, which will likely push the project out another year, coming dangerously close to the deadline to spend the General Obligation Bond money and grant money. She stated the general obligation bond and grant funds are tied to the same timeline. If the project location is changed it could possibly not only add an additional year to the project but also quite possibly add \$2 million more dollars to the project that is already over the engineer/architect estimate.

Councilor Koklich asked why the city was held to a timeline on the general obligation bond and grant funds with everything closed down and supplies were hard to get.

Manager Hall replied the deadlines are written into State law and not specific for just the city. The deadlines are there to assure the voters that the project they are paying taxes on actually happens.

A discussion ensued regarding building supplies and their ever-increasing costs and how that could affect the project.

Councilor Humbert stated he wanted the Baker Boyer Bank property too but after hearing what the City Attorney has relayed to Manager Hall, he supports this project and wasn't willing to sacrifice the whole project due to its location.

Councilor Irving stated he also supported the project.

A discussion ensued regarding the communication system and potential equipment for the project.

Councilor Reino asked what the contractors timeline was.

Manager Hall stated she understood that it would be very soon after an award of the bid as the project timeline is one year for completion.

A discussion ensued regarding the Baker Boyer Bank property and borrowing against the current building and building on the opposite side of the property which was suggested by Councilor Koklich.

Councilor Koklich stated he didn't know what he was voting on and wanted to see the bid documents.

Councilor Humbert had a copy of the bid documents that were uploaded by the architect for bidders to download from a plan center. These documents were approximately 1450 pages. Councilor Humbert stated he was a contractor and has worked with bids in the past and even he didn't understand all the documents and understood why copies were not given out.

A discussion ensued regarding the future growth of the city and if the new police station and dispatch center would accommodate growth.

Manager Hall stated the current police department has been steady for the last 50 years and the new building is double their space and hoped it would last them another 50 years. The bond amount was consciencely kept at a reasonable amount for the tax base.

Councilor Humbert stated again, he did not want to jeopardize the bond, grant and the project and stated he supported the project as bid.

Councilor Humbert motioned to award for the construction of Milton-Freewater Police and Dispatch Center for the low base bid of \$8,240,000, subject to additions and deductions as provided in the contract documents and to authorize execution of owner/contractor agreement stipulating terms which will be presented at a later date. Councilor Irving seconded the motion which passed unanimously.

John West (for Kay West), 712 College Street – asked what the plan was for the current police department space after the new building was built.

Manager Hall stated there were some thoughts of the use, for example the Municipal Court Judge does not have her own office or space. Also, it would be nice for the attorneys involved in cases to be able to go into an office to talk with their clients instead of in the hallway.

### **OPPORTUNITY FOR CITIZENS TO APPROACH THE COUNCIL WITH ITEMS NOT ON THE AGENDA**

Sheila Hagar, 704 College – shared some photos of the water damage and wash out on the hill across from her house from the last rain. She stated the erosion continues to get worse anytime it rains.

John West (for Kay West), 712 College – stated he was a landscaper in Chicago and grew up here. He gave some suggestions on plants and vegetation that would help stabilize the hillside.

A discussion ensued regarding the storm event that happened August 10, 2022 which was similar to a flash flood with extremely high winds.

Tammy Seaquist, 684 College Street – stated the alley behind their house has gravel on it and when it rains, she has gravel on her property. She said there were “two Hispanic city men” that cleaned it up for her.

Gail Beeson, 718 College Street – lives at the corner of College and Maple and has lived there for five years and they have dealt with water going into their garage during heavy rain events. They now place sand bags around their property when they know of a heavy rain fall coming. She said she spoke to the Public Works Superintendent who came out and looked at the property and he gave them some ideas on the issue.

Public Works Superintendent Brian Steadman stated that storm water, whether it be where Mrs. Beeson lives or on the south hill is an issue.

Paul Seaquist, 684 College – stated City Hall, the parks and golf course look good but there is a lot of weeds and graffiti in town. He shared some photos of properties that he believed needed to be cleaned up. He then reviewed a list of properties and locations in town that he believed needed addressed.

Manager Hall asked Mr. Seaquist if he had reported these properties and locations of concern to the Police Department or Code Enforcement Officer. She offered to hold a study session on Code Enforcement and Uniform Housing Code procedures because there was more to the process than one might understand. In years past, the Public Works crews would go onto properties and clean them up and then a lien was placed on the property. Unfortunately, the city was not recouping the cost of cleaning up the property due to the city lien being so far down on the list of lien holders once a property was foreclosed on or sold.

Councilor Humbert stated that there were at least two recent arrests made on the graffiti perpetrators.

A discussion ensued regarding graffiti and that it's the property owner's responsibility to cover it up.

Mike Beeson, 718 College Street – stated he was a part of the Sherwood Trust Rural Leadership program and the graffiti issue was the target subject. There has been a chalk board put up on the Community Building for people to be able to use and the board is monitored.

Kenneth Jenkins, 17 NE 6<sup>th</sup> – remembered when property owners would get tickets for not cleaning up the graffiti right away. He said he believed it was the property owners’ responsibility and suggested bringing that process back.

Councilor Reino asked if the two people caught for graffiti had their court date yet.

Manager Hall stated they had. One of them have written an apology letter to the city and has community service. The city’s loss due to the damage of the graffiti was approximately \$8,000.

Mrs. Seaquist stated the City of Milton-Freewater was the All-American City in 1962. She suggested a “Adopt-a-Block” program and that it was everyone’s job to help keep the city looking nice.

Councilor Garcia said his soccer team has been called upon in the past to help do clean-up projects and he would be willing to have his team help in any way possible.

### **MANAGER’S REPORT**

Manager Hall reported that the League of Oregon Cities Annual Conference was coming up and a voting delegate and alternate was needed for the business meeting at the conference.

There was a council consensus for Mayor Key to be the delegate and Councilor Irving be the alternate.

### **COUNCIL ANNOUNCEMENTS**

Mayor Key stated the debris fence along College/Dehaven is needing to be clean out. He asked if the fence should just be removed altogether.

Mr. Steadman will take a look at the area and said it has been a while since it has been cleaned out behind the fence. He said it was very difficult to get any kind of equipment behind the fence area.

There being no further business the meeting was adjourned at 8:42 p.m.

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Lewis S. Key, Mayor